

2001 Land Available for Development

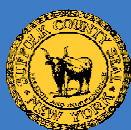
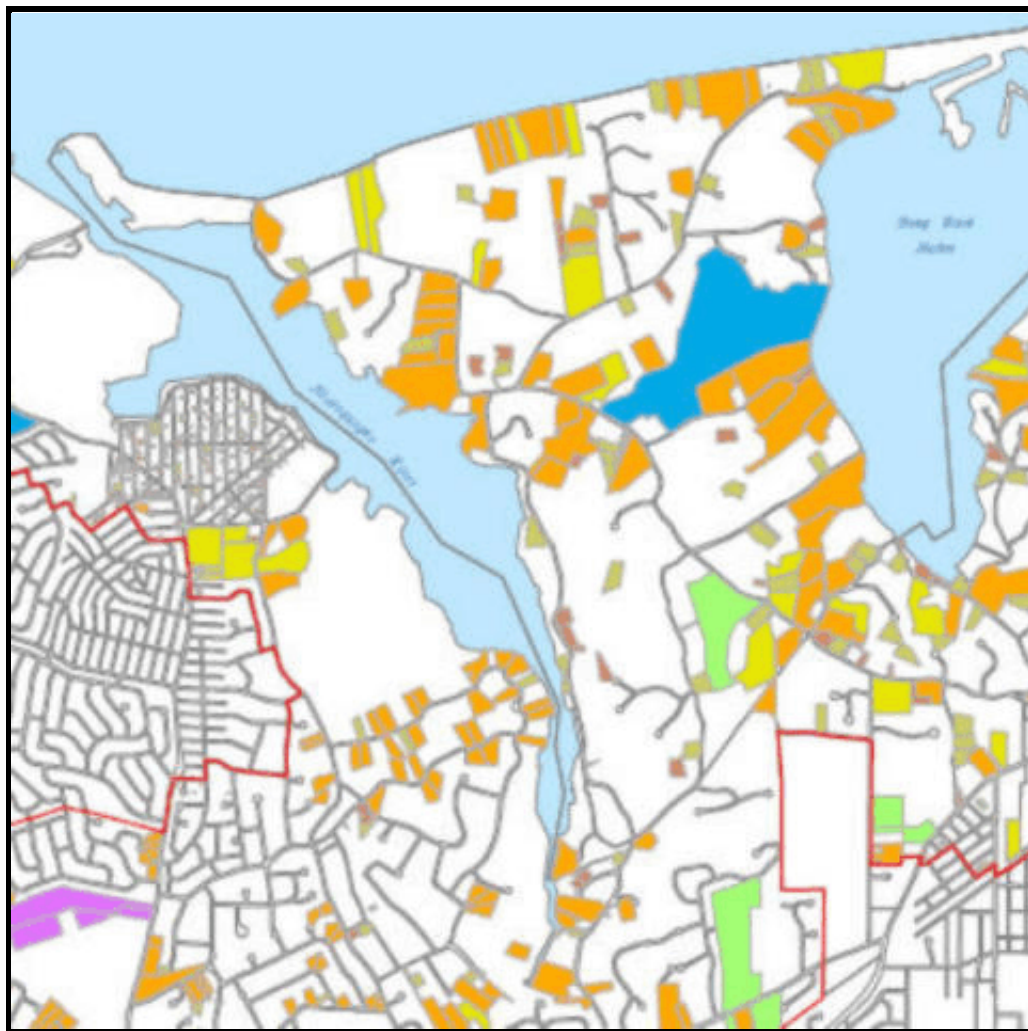
Long Island Sound Study

Suffolk County

North Shore Watershed Management Program



April 2005



Suffolk County Department of Planning
Suffolk County # New York

**2001 LAND AVAILABLE FOR DEVELOPMENT
LONG ISLAND SOUND STUDY
SUFFOLK COUNTY NORTH SHORE WATERSHED MANAGEMENT PROGRAM**

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Land Available for Development Map

INTRODUCTION

The 2001 existing land use inventory prepared by the Suffolk County Department of Planning (SCPD) shows in map and numerical formats the result, i.e., integrated history, of past development actions in the North Shore Study Area of Suffolk County (Suffolk County Dept. of Planning 2004). This characterization is important in analyzing future development scenarios. The following two related questions are of special significance to the towns and villages comprising the North Shore Watershed Study Area.

1. How *can* the study area be developed in the future?
2. How *will* the study area be developed in the future?

The answer to question #1 is a function of how the land has been used in the past, what proportion of the land is available for development in the future, and the uses that are allowed on this available land as dictated by existing zoning regulations. The answer to question #2 will depend upon future land use decisions, and the extent to which the rules governing allowable use are modified to achieve some desired end or planning goal.

This report answers question #1. It describes how the study area could be used in the future given the constraints of existing zoning and various assumptions.

The methodology discussed in this report was used to identify, map and quantify the land available for development in the study area at tax map scale, using the 2001 Existing Land Use maps, municipal zoning maps (digital and hard copy versions) and SCPD GIS coverages of zoning data, farmland preservation data, easement information, etc. **Land available for development is defined in this report as vacant land or land that has not yet been developed to the maximum extent as permitted by municipal zoning law.** Vacant parcels; agriculturally used property with intact development rights; residentially developed property capable of further residential subdivision according to zoning; and a select group of “special case” properties that are not included in any of the above three categories were considered as land available for development.

The methodology used for land available for development assumes that every parcel so designated will be residentially, commercially or industrially developed to the fullest extent according to town or village zoning regulations. In all cases, the projected use of a parcel available for development is determined by the existing zoning classification of that particular parcel. Designating a parcel of land available for development does not connote that the parcel should necessarily be developed. It simply states that under current zoning regulations, that parcel can be developed, or the existing use occurring on the parcel can be intensified. Current zoning serves as a blueprint for the type and intensity of future development one can expect within a municipality, and it is used as a planning tool to assist in the identification, mapping and quantification of the land available for development within the study area.

Land available for residential, commercial and industrial development in the study area was inventoried. Acreage and the number of tax map parcels were quantified for both commercially and industrially zoned land available for development. The acreage, number of tax parcels, and the potential number of dwelling units were calculated for all residentially zoned available land, and the results are displayed for each residential zoning classification. The land available for development analysis also included consideration of the re-development of a select group of parcels labeled in this report as

“special case” properties. The “special case” properties are a collection of large parcels or large areas that meet one or more of the criteria listed in the section on methodology.

The results of the land available for development analysis and data from the U. S. Census Bureau on the number of persons per household have been used to calculate saturation population estimates for each municipality, which are reported in a separate study (Suffolk County Dept. of Planning 2005). Saturation population is the future potential population that would exist when all available land is developed in accord with existing zoning.

METHODOLOGY

The categories of land available for development in this analysis are defined as follows:

Residential

- vacant, residentially zoned, substandard property
- vacant, residentially zoned, non-subdividable property
- vacant, residentially zoned, subdividable property
- residentially developed, residentially zoned, subdividable property
- agriculturally used, residentially zoned, subdividable property

Commercial

- vacant, commercially zoned property
- agriculturally used, commercially zoned property

Industrial

- vacant, industrially zoned property
- agriculturally used, industrially zoned property

Special cases

- large, privately owned, recreation or conservation parcels capable of further intensification of development i.e., golf courses, gun and rod clubs, camps
- large, undeveloped, old-filed map areas
- government surplus property, i.e., mental health facilities, military installations
- large, unique parcels, i.e., Gyrodyne of America

The methodology employed to analyze residentially, commercially and industrially zoned land available for development first requires an accurate, parcel-specific GIS tax map base and GIS coverages depicting parcel-specific land use (Suffolk County Dept. of Planning 2004) and municipal zoning. Each parcel of land shown on the Suffolk County Real Property Tax Map base was assigned one land use classification attribute and one zoning classification attribute. When a single parcel is covered by two or more zoning districts, the primary zoning classification was determined and assigned to that parcel. This is the same process that was used when multiple land uses occurred on individual parcels, i.e., the principal use was assigned to the parcel in the existing land use inventory.

The land available for development was derived from queries of the GIS data base relating to land use, zoning, and parcel size. As a result of the queries, data records listing residentially, commercially, and industrially zoned land available for development were sorted and tabulated in Excel spreadsheet files by municipal jurisdiction, zoning classification and parcel size for each of the following categories:

- vacant, residentially zoned, substandard property where the lot is a least 6,000 square feet in size, but less than the minimum lot size as required by existing zoning.
- vacant, residentially zoned, non-subdividable property where the lot size conforms to zoning requirements, but is less than twice the minimum lot size as required by existing zoning.

- vacant, residentially zoned, subdividable property where the lot size is greater than or equal to twice the minimum lot size as required by existing zoning.
- residentially used, residentially zoned, subdividable property where the lot size is greater than or equal to twice the minimum lot size as required by existing zoning.
- agriculturally used, residentially zoned, subdividable property (includes only parcels with development rights intact).
- vacant, commercially zoned property.
- agriculturally used, commercially zoned property (includes only parcels with development rights intact).
- vacant, industrially zoned property.
- agriculturally used, industrially zoned property (includes only parcels with development rights intact).

The query statements that were applied to the GIS data to obtain land available for development by municipality are shown in Appendix I.

The number of parcels and acreage that fell into the above categories were quantified for each residential zoning classification within a municipality, and the results were then used to calculate the potential number of dwelling units that could be created from land available for development. The potential number of dwelling units within both the vacant, residentially zoned, substandard property category and the vacant, residentially zoned, non-subdividable property category is equal to the number of tax map parcels in the subject categories. A residentially zoned tax map parcel classified as vacant, residentially used or agriculturally used was considered subdividable and available for development if it was greater than or equal to twice the minimum lot size as required by existing zoning. Agriculturally used parcels with severed development rights owned by Suffolk County or town governments, and farmland held in private conservation land trusts were manually deleted from the GIS generated list of parcels available for development.

The potential number of dwelling units that could be accommodated on land available for development in the three residentially zoned, subdividable property categories (vacant, residentially used and agriculturally used) is calculated by multiplying the number of acres available for development by a dwelling unit yield per acre factor for each zoning classification. The dwelling unit yield factor was applied to the sum of the acreage available for development within the residentially zoned, subdividable property categories (vacant, residentially used, and agriculturally used) for each zoning classification rather than to each parcel individually. It should be noted that the potential number of dwelling units that could be accommodated on land available for development in the residentially used, residentially zoned, subdividable property category was reduced by the number of residentially used, residentially zoned, subdividable tax map parcels within each zoning classification in order to take account of the existing development. The dwelling unit yield factors used to determine potential dwelling units are shown in Table 1 (Long Island Regional Planning Board 1978). The yield per acre factors for various zoning lot sizes in Table 1 represent average values associated with conventionally designed subdivision plats.

Table 1. Estimated Number of Dwelling Units Based on Existing Zoning

Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre	Zoning Lot Size (Sq. Ft.)	Lots Per Acre
4,000	6.8	8,000	3.4	12,500	2.4	16,500	1.8	22,000	1.4	2 Acres	0.4
5,000	5.4	8,500	3.3	13,000	2.3	18,000	1.7	25,000	1.3	3 Acres	0.27
6,000	4.5	9,000	3.1	14,000	2.1	18,500	1.6	30,000	1.0	4 Acres	0.20
6,500	4.1	10,000	2.7	14,500	2.0	20,000	1.6	40,000	0.8	5 Acres	0.16
7,000	3.8	11,390	2.6	15,000	2.0	20,500	1.5	43,560	0.7		
7,500	3.6	12,000	2.5	16,000	1.9	21,780	1.5	60,000	0.6		

Source: Long Island Comprehensive Waste Treatment Management Plan, Vol II, Table 9-2, p. 309.

The calculation of the potential number of dwelling units from land available for development using the above methodology was further refined for the following reasons:

- Through sanitary code regulation, the Suffolk County Dept. of Health Services (SCDHS) requires that a building lot proposed for residential development in an area served by public water contain a minimum lot size of 6,000 square feet for the issuance of a permit to construct an on-site subsurface sewage disposal system. Therefore, since most of the study area is not sewered and the SCDHS will not usually issue permits for new residential construction on lots that are less than 6,000 square feet, vacant lots of less than 6,000 square feet were not included in the land available for development analysis, except for vacant lots in the Town of Huntington zoned R-5 that are greater than 5,000 square feet and vacant lots in the Village of Northport zoned Residential E that are greater than 5,000 square feet.
- The entire study area is located in Groundwater Management Zones I and VIII, and is for the most part unsewered. Suffolk County Sanitary Code (SCSC) Article 6 density requirements for these two zones require a minimum lot size for single-family residences to be at least 20,000 square feet in size regardless of local zoning. Therefore, it was concluded that a residentially zoned parcel of land must be at least 40,000 square feet in size to be considered subdividable.
- The number of vacant lots remaining in partially developed subdivisions and old-filed map areas was counted in the land available for development analysis. It is highly unlikely that fully undeveloped old-filed map areas will ever be built as currently platted. Therefore, dwelling unit yield calculations for a fully undeveloped old-filed map area were based on minimum lot size as required by existing zoning for the old-filed map area as a whole. Fully undeveloped old-filed map areas were classified as “special cases.”

The number of potential dwelling units derived from the land available for development analysis should be interpreted as a maximum figure based on existing zoning. A site plan analysis of each parcel inventoried as available for development was not within the scope of this study. The land available for development analysis may overstate the actual number of potential dwelling units for the following reasons:

- In general, no attempt was made in the land available for development analysis to predict how dwelling unit yields could/would be reduced by natural resource characteristics (underwater lands, beaches, wetlands, dunes, bluffs, steep slopes, etc.) on a parcel-specific basis. However, as a preliminary screening, all parcels containing natural resource features that completely eliminate any development potential were removed from the land available for development

analysis. This included a number of small parcels in the Village of Asharoken that are primarily beachfront and underwater land.

- Only zoning regulations concerning permitted uses and required minimum lot size were considered in the land available for development analysis. Parcels that meet the minimum lot size requirements may not necessarily meet setback requirements contained in local zoning ordinances. In general, parcel shape and access were not considered in determining the suitability of the parcel for development. However, as a preliminary screening, the following types of sliver parcels were eliminated from further analysis:
 - narrow shoreline strips of land adjacent to waterfront roads
 - narrow shoreline strips of land located along the face of a bluff
 - railroad rights-of-way no longer in use
 - gore strips situated between subdivisions
 - long, narrow parcels that serve as access routes to larger parcels

In addition to the above mentioned sliver parcels, small landlocked parcels that are used as backyards for adjoining street front parcels were also eliminated from further study.

- The physical location of an existing house on a residentially developed, subdividable parcel was not considered in the land available for development analysis. A second residential structure would probably not meet zoning setback requirements if a house was already situated in the center of a parcel that was twice the minimum lot size required by zoning. Developed parcels that appear to be subdividable, but in fact are not because a significant portion of the lot is underwater, have been eliminated from further development consideration.
- Any vacant or residentially used subdividable parcel may be prohibited from further subdivision and development through the existence of permanent easements unbeknownst to SCPD.

Quantification of commercially and industrially zoned land available for development was less complex than residentially zoned land available for development. The acreage and number of parcels of all commercially and industrially zoned land available for development (either currently vacant or agriculturally used) were aggregated by municipal jurisdiction. No attempt was made to determine the yield on available commercially and industrially zoned property. Although current zoning may permit further intensification of development on parcels already designated as commercially or industrially used, the land available for development analysis did not address the potential maximization of development according to zoning on existing commercially or industrially used property. Also, non-conforming residentially developed property situated on commercially or industrially zoned land was not considered for more intensive development in the land available for development analysis.

The inventory of land available for development was adjusted as necessary by an evaluation of special cases. The special case category includes:

- large, privately owned recreation and open space parcels not protected by development restrictions, permanent easements, etc. (Note: land subject to non-permanent easements is considered available for development, since the development status of such land can change.)
- large, non-residentially developed properties, some not in conformance with existing zoning, that have likely re-development potential (e.g., Gyrodyne of America, Kings Park State Hospital).
- large, vacant old-filed subdivision mapped areas.

The conduct of this analysis for each of the four towns and eleven villages in the study area required the judicious use of the Planning Department's GIS data bases on existing land use and

municipal zoning. Numerous interim work maps were plotted, analyzed and subjected to manual adjustment, especially where data bases needed for some specific aspect of the work were not readily available or in a computerized format tied to the Suffolk County Real Property Tax Map. GIS queries were structured by the characteristics used to define the various categories of land available for development. The end result - the Land Available for Development Map and numeric tabulations - is the product of both GIS and manual manipulations.

RESULTS OF THE LAND AVAILABLE FOR DEVELOPMENT ANALYSIS

The results of the land available for development analysis are displayed in map and numerical formats. The full color, computer generated Land Available for Development Map that accompanies this report consists of a parcel-specific base map depicting the distribution of residentially, commercially and industrially zoned land available for development within the study area. The numeric results of the analysis are discussed below.

The land area for the study area encompasses approximately 52,000 acres on over 48,000 real property parcels. Table 2 illustrates the total amount of land available for development (residentially, commercially and industrially zoned) in contrast to the total upland acreage in the study area.

Approximately 8,600 acres (17%) of the upland acreage in the study area are still available for development. In terms of acreage, residentially zoned land accounts for 94% of land available for development. Commercially and industrially zoned properties comprise 1% and 5%, respectively, of the acreage available for development.

Table 2. Upland Acreage Available for Development in Study Area - 2001

Municipality*	Huntington	Smithtown	Brookhaven	Islip	Total
Study Area Upland Acreage	20,362	18,461	12,744	410	51,977
Study Area Upland Acreage Available for Development	3,446	3,121	2,011	20	8,598
% of Study Area Upland Acreage Available for Development	17%	17%	16%	5%	17%

*Town totals also include incorporated villages.

Table 3 depicts the number of acres, tax map parcels, and potential dwelling units by town (inclusive of villages) in residentially zoned land available for development categories. **Development of the residentially zoned available land under current zoning conditions (approximately 8,000 acres) has the potential for the creation of almost 6,300 new dwelling units.**

Table 3. Residentially Zoned Land Available for Development in Study Area - 2001

Municipality*	Type of Developable Property	Acres	Tax Map Parcels	Potential Dwelling Units
Huntington	Vacant Substandard	152	303	303
	Vacant Non-Subdividable	328	387	387
	Vacant Subdividable	676	71	435
	Residentially Developed Subdividable	1,611	565	1,223
	Agricultural Subdividable	27	8	23
	Special Cases	579	9	367
	Town Total		3,373	1,343
Smithtown	Vacant Substandard	119	242	242
	Vacant Non-Subdividable	255	229	229
	Vacant Subdividable	481	80	407
	Residentially Developed Subdividable	1,392	464	718
	Agricultural Subdividable	154	10	88
	Special Cases	504	4	314
	Town Total		2,905	1,029
Brookhaven	Vacant Substandard	188	465	465
	Vacant Non-Subdividable	177	165	165
	Vacant Subdividable	230	45	242
	Residentially Developed Subdividable	957	376	512
	Agricultural Subdividable	96	11	79
	Special Cases	100	155	80
	Town Total		1,748	1,217
Islip	Vacant Substandard	1	3	3
	Vacant Non-Subdividable	0	0	0
	Vacant Subdividable	0	0	0
	Residentially Developed Subdividable	19	4	12
	Agricultural Subdividable	0	0	0
	Special Cases	0	0	0
Town Total		20	7	15
Study Area	Grand Total	8,046	3,596	6,294

*Town totals also include incorporated villages.

Table 4 shows that in 2000 over 43,000 dwelling units existed in the study area. Maximization of residential development according to existing zoning could result in a total of 49,519 dwelling units in the study area - a 15% increase in the number of dwelling units that existed in 2000. (Table 4 shows the 2000 figures in terms of housing units based on U. S. Census Bureau data. The terms dwelling unit and housing unit are used interchangeably in this report.) With the exception of the small portion of the study area within the Town of Islip, the potential additional dwelling units that could be built in the study area at saturation are evenly distributed among the three towns.

Table 4. Potential Additional Dwelling Units in Study Area at Saturation

Municipality*	2000 Housing Units** in Study Area	Potential Additional Dwelling Units in Study Area at Saturation	Percent Change of Dwelling Units in Study Area from 2000 to Saturation
Huntington	17,381	2,738	16%
Smithtown	14,314	1,998	14%
Brookhaven	11,243	1,543	14%
Islip	287	15	5%
Total	43,225	6,294	15%

Source: 2000 U.S. Census, Suffolk County Planning Department

* Town totals also include incorporated villages.

**A housing unit is equivalent to a dwelling unit.

The number of acres and tax map parcels classified as commercially or industrially zoned land available for development by municipality is shown in Tables 5 and 6, respectively. **Commercially and industrially zoned land available for development - 85 acres and 468 acres, respectively - represent a total of 6.4% of all the land available for development in the study area.**

Table 5. Commercially Zoned Land Available for Development in Study Area - 2001

Municipality*	Vacant Property		Agricultural Property		Special Cases		Total	
	Acres	Tax Map Parcels	Acres	Tax Map Parcels	Acres	Tax Map Parcels	Acres	Tax Map Parcels
Huntington	12.7	38					12.7	38
Smithtown	14.1	40					14.1	40
Brookhaven	58.3	44					58.3	44
Islip							0.0	0
Total	85.1	122	0.0	0	0.0	0	85.1	122

*Town totals also include incorporated villages.

Table 6. Industrially Zoned Land Available for Development in Study Area - 2001

Municipality*	Vacant Property		Agricultural Property		Special Cases		Total	
	Acres	Tax Map Parcels	Acres	Tax Map Parcels	Acres	Tax Map Parcels	Acres	Tax Map Parcels
Huntington	2.4	4			58.3	44	60.7	48
Smithtown	64.4	22			137.4	3	201.8	25
Brookhaven	0.5	1			204.6	103	205.1	104
Islip							0.0	0
Total	67.3	27	0.0	0	400.3	150	467.6	177

*Town totals also include incorporated villages.

Tabulations of the number of acres and tax map parcels available for development, as well as projections of the potential additional number of dwelling units, were done for each town and village by municipal zoning category. The results are displayed in detail on spreadsheets in Appendix II.

REFERENCES

Long Island Regional Planning Board. 1978. The Long Island Comprehensive Waste Treatment Management Plan. Hauppauge, NY.

Suffolk County Dept. of Planning. 2004. 2001 Existing Land Use Inventory - Long Island Sound Study, Suffolk County North Shore Watershed Management Program. Hauppauge, NY.

Suffolk County Dept. of Planning. 2005. Saturation Population Analysis - Long Island Sound Study, Suffolk County North Shore Watershed Management Program. Hauppauge, NY.

APPENDIX

List of Appendices

- Appendix I. Land Available for Development Queries by Municipality
- Appendix II. Land Available for Development by Municipality

APPENDIX I

This appendix contains tables of query statements that were applied to the Suffolk County Department of Planning GIS data files to obtain information on land available for development by municipality. There are five separate query tables for each of the four towns and eleven villages comprising the study area, except for the Town of Islip. The land available for development calculations for that portion of the Town of Islip within the study area were done manually because of the small area and the scarcity of any land available for development. Land available for development was derived from queries of the GIS data base relating to land use, zoning, and parcel size as shown in columns 3, 4 and 5 of all the tables in this appendix. As a result the queries, data records were produced listing individual parcels available for development along with their corresponding acreage size and zoning classification. The queries contained in the tables were designed to produce records of information on land available for development according to the following categories:

- vacant, residentially zoned, substandard property
- vacant, residentially zoned, non-subdividable property
- vacant, residentially zoned, subdividable property
- residentially used, residentially zoned, subdividable property
- agriculturally used, residentially zoned, subdividable property
- vacant, commercially zoned property
- agriculturally used, commercially zoned property
- vacant, industrially zoned property
- agriculturally used, industrially zoned property

(Note: in the following appendix tables, the letters “na” indicate that a query was not applicable for a particular zoning classification within one or more of the above land available for development categories.)

2001 Land Available for Development – Long Island Sound Study

Table A1. Land Available for Development – Town of Huntington – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
R-80	87,120	Vacant (9)	R-80	<2.000		
R-40	43,560	Vacant (9)	R-40	<1.000		
R-20	20,000	Vacant (9)	R-20	<0.459		
R-15	15,000	Vacant (9)	R-15	<0.344		
R-10	10,000	Vacant (9)	R-10	<0.229		
R-7	7,500	Vacant (9)	R-7	<0.172		
R-5	5,000	Vacant (9)	R-5	<0.114		
R-3M	15,000	na	na	na	na	na
R-RM	10 acres	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Vacant Non-Subdividable Lots						
R-80	87,120	Vacant (9)	R-80	≥2.000 & <4.000		
R-40	43,560	Vacant (9)	R-40	≥1.000 & <2.000		
R-20	20,000	Vacant (9)	R-20	≥0.459 & <0.918		
R-15	15,000	Vacant (9)	R-15	≥0.344 & <0.688		
R-10	10,000	Vacant (9)	R-10	≥0.229 & <0.458		
R-7	7,500	Vacant (9)	R-7	≥0.172 & <0.344		
R-5	5,000	Vacant (9)	R-5	≥0.114 & <0.228		
R-3M	15,000	Vacant (9)	R-3M	all lots		
R-RM	10 acres	Vacant (9)	R-RM	all lots		
Commercial		Vacant (9)	com.*	all lots		
Industrial		Vacant (9)	ind**	all lots		
Vacant Subdividable Lots						
R-80	87,120	Vacant (9)	R-80	≥4.000		
R-40	43,560	Vacant (9)	R-40	≥2.000		
R-20	20,000	Vacant (9)	R-20	≥0.918		
R-15	15,000	Vacant (9)	R-15	≥0.688		
R-10	10,000	Vacant (9)	R-10	≥0.458		
R-7	7,500	Vacant (9)	R-7	≥0.344		
R-5	5,000	Vacant (9)	R-5	≥0.228		
R-3M	15,000	na	na	na	na	na
R-RM	10 acres	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Residential Subdividable Lots						
R-80	87,120	low den. res. (1)	R-80	≥4.000		
R-40	43,560	low den. res. (1)	R-40	≥2.000		
R-20	20,000	low den res(1),med den res(2)	R-20	≥0.918		
R-15	15,000	low den res(1),med den res(2)	R-15	≥0.688		
R-10	10,000	low den res(1),med den res(2)	R-10	≥0.458		
R-7	7,500	low den res(1),med den res(2)	R-7	≥0.344		
R-5	5,000	low den res(1),med den res(2)	R-5	≥0.228		
R-3M	15,000	na	na	na	na	na
R-RM	10 acres	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na

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Table A1. Land Available for Development – Town of Huntington – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Agricultural Lots						
R-80	87,120	agriculture (8)	R-80	all lots		
R-40	43,560	agriculture (8)	R-40	all lots		
R-20	20,000	agriculture (8)	R-20	all lots		
R-15	15,000	agriculture (8)	R-15	all lots		
R-10	10,000	agriculture (8)	R-10	all lots		
R-7	7,500	agriculture (8)	R-7	all lots		
R-5	5,000	agriculture (8)	R-5	all lots		
R-3M	15,000	agriculture (8)	R-3M	all lots		
R-RM	10 acres	agriculture (8)	R-RM	all lots		
Commercial		agriculture (8)	com.*	all lots		
Industrial		agriculture (8)	ind**	all lots		
* Commercial zoning category includes: R-MS Medical, C-1 Office-Residence, C-2 Office, C-3 Special Business, C-4 Neighborhood Business, C-5 Shopping Center, C-6 General Business, C-7 Highway Business, C-8 General Business, C-9 Marine Business, C-10 Motel, C-11 Automotive and C-12 Professional. ** Industrial zoning category includes: I-1 Light Industrial, I-2 Light Industrial, I-3 Light Industrial, I-4 Light Industrial, I-5 General Industrial and I-6 Generating Station.						

Table A2. Land Available for Development – Village of Asharoken – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
A Res.	10,000	Vacant (9)	A Res.	<0.229		
B Res.	43,560	Vacant (9)	B Res.	<1.000		
C Res.	87,120	Vacant (9)	C Res.	<2.000		
Vacant Non-Subdividable Lots						
A Res.	10,000	Vacant (9)	A Res.	≥0.229 & <0.458		
B Res.	43,560	Vacant (9)	B Res.	≥1.000 & <2.000		
C Res.	87,120	Vacant (9)	C Res.	≥2.000 & <4.000		
Vacant Subdividable Lots						
A Res.	10,000	Vacant (9)	A Res.	≥0.458		
B Res.	43,560	Vacant (9)	B Res.	≥2.000		
C Res.	87,120	Vacant (9)	C Res.	≥4.000		
Residential Subdividable Lots						
A Res.	10,000	low den res(1), med den res(2)	A Res.	≥0.458		
B Res.	43,560	low den. res. (1)	B Res.	≥2.000		
C Res.	87,120	low den. res. (1)	C Res.	≥4.000		
Agricultural Lots						
A Res.	10,000	agriculture (8)	A Res.	all lots		
B Res.	43,560	agriculture (8)	B Res.	all lots		
C Res.	87,120	agriculture (8)	C Res.	all lots		

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Table A3. Land Available for Development – Village of Huntington Bay – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
WP	43,560	Vacant (9)	WP	<1.000		
C Res.	43,560	Vacant (9)	C Res.	<1.000		
A Res.	21,780	Vacant (9)	A Res.	<0.500		
D Res.	21,780	Vacant (9)	D Res.	<0.500		
B Res.	10,890	Vacant (9)	B Res.	<0.250		
Vacant Non-Subdividable Lots						
WP	43,560	Vacant (9)	WP	≥1.000 & <2.000		
C Res.	43,560	Vacant (9)	C Res.	≥1.000 & <2.000		
A Res.	21,780	Vacant (9)	A Res.	≥0.500 & <1.000		
D Res.	21,780	Vacant (9)	D Res.	≥0.500 & <1.000		
B Res.	10,890	Vacant (9)	B Res.	≥0.250 & <0.500		
Vacant Subdividable Lots						
WP	43,560	Vacant (9)	WP	≥2.000		
C Res.	43,560	Vacant (9)	C Res.	≥2.000		
A Res.	21,780	Vacant (9)	A Res.	≥1.000		
D Res.	21,780	Vacant (9)	D Res.	≥1.000		
B Res.	10,890	Vacant (9)	B Res.	≥0.500		
Residential Subdividable Lots						
WP	43,560	low den. res. (1)	WP	≥2.000		
C Res.	43,560	low den. res. (1)	C Res.	≥2.000		
A Res.	21,780	low den. res. (1)	A Res.	≥1.000		
D Res.	21,780	low den. res. (1)	D Res.	≥1.000		
B Res.	10,890	low den res(1),med den res(2)	B Res.	≥0.500		
Agricultural Lots						
WP	43,560	agriculture (8)	WP	all lots		
C Res.	43,560	agriculture (8)	C Res.	all lots		
A Res.	21,780	agriculture (8)	A Res.	all lots		
D Res.	21,780	agriculture (8)	D Res.	all lots		
B Res.	10,890	agriculture (8)	B Res.	all lots		

Table A4. Land Available for Development – Village of Lloyd Harbor – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
A-1 Res.	87,120	Vacant (9)	A-1 Res.	<2.000		
Vacant Non-Subdividable Lots						
A-1 Res.	87,120	Vacant (9)	A-1 Res.	≥2.000 & <4.000		
Vacant Subdividable Lots						
A-1 Res.	87,120	Vacant (9)	A-1 Res.	≥4.000		
Residential Subdividable Lots						
A-1 Res.	87,120	low den. res. (1)	A-1 Res.	≥4.000		
Agricultural Lots						
A-1 Res.	87,120	agriculture (8)	A-1 Res.	all lots		

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Table A5. Land Available for Development – Village of Northport – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
Res. A	43,560	Vacant (9)	Res. A	<1.000		
Res. B	21,780	Vacant (9)	Res. B	<0.500		
Res. C	14,520	Vacant (9)	Res. C	<0.333		
Res. D	8,500	Vacant (9)	Res. D	<0.195		
Res. E	5,000	Vacant (9)	Res. E	<0.114		
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Vacant Non-Subdividable Lots						
Res. A	43,560	Vacant (9)	Res. A	≥1.000 & <2.000		
Res. B	21,780	Vacant (9)	Res. B	≥0.500 & <1.000		
Res. C	14,520	Vacant (9)	Res. C	≥0.333 & <0.666		
Res. D	8,500	Vacant (9)	Res. D	≥0.195 & <0.390		
Res. E	5,000	Vacant (9)	Res. E	≥0.114 & <0.228		
Commercial		Vacant (9)	com.*	all lots		
Industrial		Vacant (9)	ind**	all lots		
Vacant Subdividable Lots						
Res. A	43,560	Vacant (9)	Res. A	≥2.000		
Res. B	21,780	Vacant (9)	Res. B	≥1.000		
Res. C	14,520	Vacant (9)	Res. C	≥0.666		
Res. D	8,500	Vacant (9)	Res. D	≥0.390		
Res. E	5,000	Vacant (9)	Res. E	≥0.228		
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Residential Subdividable Lots						
Res. A	43,560	low den. res. (1)	Res. A	≥2.000		
Res. B	21,780	low den. res. (1)	Res. B	≥1.000		
Res. C	14,520	low den res(1),med den res(2)	Res. C	≥0.666		
Res. D	8,500	low den res(1),med den res(2)	Res. D	≥0.390		
Res. E	5,000	low den res(1),med den res(2)	Res. E	≥0.228		
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Agricultural Lots						
Res. A	43,560	agriculture (8)	Res. A	all lots		
Res. B	21,780	agriculture (8)	Res. B	all lots		
Res. C	14,520	agriculture (8)	Res. C	all lots		
Res. D	8,500	agriculture (8)	Res. D	all lots		
Res. E	5,000	agriculture (8)	Res. E	all lots		
Commercial		agriculture (8)	com.*	all lots		
Industrial		agriculture (8)	ind**	all lots		
* Commercial zoning category includes: Central Business A, Central Business B, Central Business C, Highway Business, Neighborhood Business, and Marine Business.						
** Industrial zoning category includes:						

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Table A6. Land Available for Development – Town of Smithtown – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
R-43	43,560	Vacant (9)	R-43	<1.000		
R-21	21,780	Vacant (9)	R-21	<0.500		
R-15	15,000	Vacant (9)	R-15	<0.344		
R-10	10,000	Vacant (9)	R-10	<0.229		
R-10s	10,000	Vacant (9)	R-10s	<0.229		
RM-7	7,500	Vacant (9)	RM-7	<0.172		
R-6	5 acres	na	na	na	na	na
PRD	5 acres	na	na	na	na	na
RC	10 acres	na	na	na	na	na
RM-GA	2 acres	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Vacant Non-Subdividable Lots						
R-43	43,560	Vacant (9)	R-43	≥1.000 & <2.000		
R-21	21,780	Vacant (9)	R-21	≥0.500 & <1.000		
R-15	15,000	Vacant (9)	R-15	≥0.344 & <0.688		
R-10	10,000	Vacant (9)	R-10	≥0.229 & <0.458		
R-10s	10,000	Vacant (9)	R-10s	≥0.229 & <0.458		
RM-7	7,500	Vacant (9)	RM-7	≥0.172 & <0.344		
R-6	5 acres	Vacant (9)	R-6	all lots		
PRD	5 acres	Vacant (9)	PRD	all lots		
RC	10 acres	Vacant (9)	RC	all lots		
RM-GA	2 acres	Vacant (9)	RM-GA	all lots		
Commercial		Vacant (9)	com.*	all lots		
Industrial		Vacant (9)	ind.**	all lots		
Vacant Subdividable Lots						
R-43	43,560	Vacant (9)	R-43	≥2.000		
R-21	21,780	Vacant (9)	R-21	≥1.000		
R-15	15,000	Vacant (9)	R-15	≥0.688		
R-10	10,000	Vacant (9)	R-10	≥0.458		
R-10s	10,000	Vacant (9)	R-10s	≥0.458		
RM-7	7,500	Vacant (9)	RM-7	≥0.344		
R-6	5 acres	na	na	na	na	na
PRD	5 acres	na	na	na	na	na
RC	10 acres	na	na	na	na	na
RM-GA	2 acres	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na

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Table A6. Land Available for Development – Town of Smithtown – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Residential Subdividable Lots						
R-43	43,560	low den. res. (1)	R-43	≥2.000		
R-21	21,780	low den. res. (1)	R-21	≥1.000		
R-15	15,000	low den res(1),med den res(2)	R-15	≥0.688		
R-10	10,000	low den res(1),med den res(2)	R-10	≥0.458		
R-10s	10,000	low den res(1),med den res(2)	R-10s	≥0.458		
RM-7	7,500	low den res(1),med den res(2)	RM-7	≥0.344		
R-6	5 acres	na	na	na	na	na
PRD	5 acres	na	na	na	na	na
RC	10 acres	na	na	na	na	na
RM-GA	2 acres	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Agricultural Lots						
R-43	43,560	agriculture (8)	R-43	all lots		
R-21	21,780	agriculture (8)	R-21	all lots		
R-15	15,000	agriculture (8)	R-15	all lots		
R-10	10,000	agriculture (8)	R-10	all lots		
R-10s	10,000	agriculture (8)	R-10s	all lots		
RM-7	7,500	agriculture (8)	RM-7	all lots		
R-6	5 acres	agriculture (8)	R-6	all lots		
PRD	5 acres	agriculture (8)	PRD	all lots		
RC	10 acres	agriculture (8)	RC	all lots		
RM-GA	2 acres	agriculture (8)	RM-GA	all lots		
Commercial		agriculture (8)	com.*	all lots		
Industrial		agriculture (8)	ind.**	all lots		
* Commercial zoning category includes: SCB Shopping Centers, NB Neighborhood Business, PB Low Intensity Offices, OB Office Building, CB Central Business and CF Community Facility. ** Industrial zoning category includes: WSI Wholesale Service & Industry, LI Light Industry and HI Heavy Industry.						

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Table A7. Land Available for Development – Village of Head of the Harbor – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
A Res.	87,120	Vacant (9)	A Res.	<2.000		
A-1 Res.	87,120	Vacant (9)	A-1 Res.	<2.000		
B Res.	43,560	Vacant (9)	B Res.	<1.000		
B-1 Res.	20,000	Vacant (9)	B-1 Res.	<0.459		
Vacant Non-Subdividable Lots						
A Res.	87,120	Vacant (9)	A Res.	≥2.000 & <4.000		
A-1 Res.	87,120	Vacant (9)	A-1 Res.	≥2.000 & <4.000		
B Res.	43,560	Vacant (9)	B Res.	≥1.000 & <2.000		
B-1 Res.	20,000	Vacant (9)	B-1 Res.	≥0.459 & <0.918		
Vacant Subdividable Lots						
A Res.	87,120	Vacant (9)	A Res.	≥4.000		
A-1 Res.	87,120	Vacant (9)	A-1 Res.	≥4.000		
B Res.	43,560	Vacant (9)	B Res.	≥2.000		
B-1 Res.	20,000	Vacant (9)	B-1 Res.	≥0.918		
Residential Subdividable Lots						
A Res.	87,120	low den. res. (1)	A Res.	≥4.000		
A-1 Res.	87,120	low den. res. (1)	A-1 Res.	≥4.000		
B Res.	43,560	low den. res. (1)	B Res.	≥2.000		
B-1 Res.	20,000	low den res(1),med den res(2)	B-1 Res.	≥0.918		
Agricultural Lots						
A Res.	87,120	agriculture (8)	A Res.	all lots		
A-1 Res.	87,120	agriculture (8)	A-1 Res.	all lots		
B Res.	43,560	agriculture (8)	B Res.	all lots		
B-1 Res.	20,000	agriculture (8)	B-1 Res.	all lots		

Table A8. Land Available for Development – Village of Nissequogue – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
R-2 Res.	87,120	Vacant (9)	R-2 Res.	<2.000		
R-1 Res.	43,560	Vacant (9)	R-1 Res.	<1.000		
Vacant Non-Subdividable Lots						
R-2 Res.	87,120	Vacant (9)	R-2 Res.	≥2.000 & <4.000		
R-1 Res.	43,560	Vacant (9)	R-1 Res.	≥1.000 & <2.000		
Vacant Subdividable Lots						
R-2 Res.	87,120	Vacant (9)	R-2 Res.	≥4.000		
R-1 Res.	43,560	Vacant (9)	R-1 Res.	≥2.000		
Residential Subdividable Lots						
R-2 Res.	87,120	low den. res. (1)	R-2 Res.	≥4.000		
R-1 Res.	43,560	low den. res. (1)	R-1 Res.	≥2.000		
Agricultural Lots						
R-2 Res.	87,120	agriculture (8)	R-2 Res.	all lots		
R-1 Res.	43,560	agriculture (8)	R-1 Res.	all lots		

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Table A9. Land Available for Development – Village of the Branch – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
A Res.	21,780	Vacant (9)	A Res.	<0.500		
B Res.	7,500	Vacant (9)	B Res.	<0.172		
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Vacant Non-Subdividable Lots						
A Res.	21,780	Vacant (9)	A Res.	≥ 0.500 & < 1.000		
B Res.	7,500	Vacant (9)	B Res.	≥ 0.172 & < 0.344		
Commercial		Vacant (9)	com.*	all lots		
Industrial		Vacant (9)	ind**	all lots		
Vacant Subdividable Lots						
A Res.	21,780	Vacant (9)	A Res.	≥ 1.000		
B Res.	7,500	Vacant (9)	B Res.	≥ 0.344		
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Residential Subdividable Lots						
A Res.	21,780	Low den. res. (1)	A Res.	≥ 1.000		
B Res.	7,500	Low den res(1),med den res(2)	B Res.	≥ 0.344		
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Agricultural Lots						
Res. A	43,560	agriculture (8)	Res. A	all lots		
Res. B	21,780	agriculture (8)	Res. B	all lots		
Commercial		agriculture (8)	com.*	all lots		
Industrial		agriculture (8)	ind**	all lots		
* Commercial zoning category includes: Business, Historic, and Restricted Business.						
** Industrial zoning category includes:						

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Table A10. Land Available for Development – Town of Brookhaven – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Standard Lots						
A Res.	30,000	Vacant (9)	A Res.	<0.688		
A Res. 1	40,000	Vacant (9)	A Res. 1	<0.918		
A Res. 2	80,000	Vacant (9)	A Res. 2	<1.836		
A Res. 5	200,000	Vacant (9)	A Res. 5	<4.591		
A Res. 10	400,000	Vacant (9)	A Res. 10	<9.182		
B Res.	15,000	Vacant (9)	B Res.	<0.344		
B Res. 1	22,500	Vacant (9)	B Res. 1	<0.516		
C Res.	9,000	Vacant (9)	C Res.	<0.206		
D Res.	15,000	Vacant (9)	D Res.	<0.344		
HF	10 acres	Vacant (9)	HF	<10.000		
RD Res.	4,000	Vacant (9)	RD Res.	<0.091		
D-1 Res.		na	na	na	na	na
MF-1 Res.	3 acres	na	na	na	na	na
MF-2 Res.	3 acres	na	na	na	na	na
PRC Res.	10 acres	na	na	na	na	na
PRC-3 Res.	3 acres	na	na	na	na	na
PRCH-C Res	10 acres	na	na	na	na	na
MHC Res.	50 acres	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Vacant Non-Subdividable Lots						
A Res.	30,000	Vacant (9)	A Res.	≥ 0.688 & < 1.376		
A Res. 1	40,000	Vacant (9)	A Res. 1	≥ 0.918 & < 1.836		
A Res. 2	80,000	Vacant (9)	A Res. 2	≥ 1.836 & < 3.672		
A Res. 5	200,000	Vacant (9)	A Res. 5	≥ 4.591 & < 9.182		
A Res. 10	400,000	Vacant (9)	A Res. 10	≥ 9.182 & < 18.364		
B Res.	15,000	Vacant (9)	B Res.	≥ 0.344 & < 0.688		
B Res. 1	22,500	Vacant (9)	B Res. 1	≥ 0.516 & < 1.032		
C Res.	9,000	Vacant (9)	C Res.	≥ 0.206 & < 0.412		
D Res.	15,000	Vacant (9)	D Res.	≥ 0.344 & < 0.688		
HF	10 acres	Vacant (9)	HF	≥ 10.000 & < 20.000		
RD Res.	4,000	Vacant (9)	RD Res.	≥ 0.091 & < 0.182		
D-1 Res.		Vacant (9)	D-1 Res. ¹	all lots		
MF-1 Res.	3 acres	Vacant (9)	MF-1 Res. ¹	all lots		
MF-2 Res.	3 acres	Vacant (9)	MF-2 Res. ²	all lots		
PRC Res.	10 acres	Vacant (9)	PRC Res. ¹	all lots		
PRC-3 Res.	3 acres	Vacant (9)	PRC-3 Res. ²	all lots		
PRCH-C Res	10 acres	Vacant (9)	PRCH-C Res. ¹	all lots		
MHC Res.	50 acres	Vacant (9)	MHC Res. ³	all lots		
Commercial		Vacant (9)	com.*	all lots		
Industrial		Vacant (9)	ind**	all lots		

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Table A10. Land Available for Development – Town of Brookhaven – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Subdividable Lots						
A Res.	30,000	Vacant (9)	A Res.	≥1.376		
A Res. 1	40,000	Vacant (9)	A Res. 1	≥1.836		
A Res. 2	80,000	Vacant (9)	A Res. 2	≥3.672		
A Res. 5	200,000	Vacant (9)	A Res. 5	≥9.182		
A Res. 10	400,000	Vacant (9)	A Res. 10	≥18.364		
B Res.	15,000	Vacant (9)	B Res.	≥0.688		
B Res. 1	22,500	Vacant (9)	B Res. 1	≥1.032		
C Res.	9,000	Vacant (9)	C Res.	≥0.412		
D Res.	15,000	Vacant (9)	D Res.	≥0.688		
HF	10 acres	Vacant (9)	HF	≥20.000		
RD Res.	4,000	Vacant (9)	RD Res.	≥0.182		
D-1 Res.		na	na	na	na	na
MF-1 Res.	3 acres	na	na	na	na	na
MF-2 Res.	3 acres	na	na	na	na	na
PRC Res.	10 acres	na	na	na	na	na
PRC-3 Res.	3 acres	na	na	na	na	na
PRCH-C Res	10 acres	na	na	na	na	na
MHC Res.	50 acres	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Residential Subdividable Lots						
A Res.	30,000	low den. res. (1)	A Res.	≥1.376		
A Res. 1	40,000	low den. res. (1)	A Res. 1	≥1.836		
A Res. 2	80,000	low den. res. (1)	A Res. 2	≥3.672		
A Res. 5	200,000	low den. res. (1)	A Res. 5	≥9.182		
A Res. 10	400,000	low den. res. (1)	A Res. 10	≥18.364		
B Res.	15,000	low den res(1),med den res(2)	B Res.	≥0.688		
B Res. 1	22,500	low den. res. (1)	B Res. 1	≥1.032		
C Res.	9,000	low den res(1),med den res(2)	C Res.	≥0.412		
D Res.	15,000	low den res(1),med den res(2)	D Res.	≥0.688		
HF	10 acres	low den. res. (1)	HF	≥20.000		
RD Res.	4,000	low den res(1),med den res(2)	RD Res.	≥0.182		
D-1 Res.		na	na	na	na	na
MF-1 Res.	3 acres	na	na	na	na	na
MF-2 Res.	3 acres	na	na	na	na	na
PRC Res.	10 acres	na	na	na	na	na
PRC-3 Res.	3 acres	na	na	na	na	na
PRCH-C Res	10 acres	na	na	na	na	na
MHC Res.	50 acres	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na

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Table A10. Land Available for Development – Town of Brookhaven – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Agricultural Lots						
A Res.	30,000	agriculture (8)	A Res.	all lots		
A Res. 1	40,000	agriculture (8)	A Res. 1	all lots		
A Res. 2	80,000	agriculture (8)	A Res. 2	all lots		
A Res. 5	200,000	agriculture (8)	A Res. 5	all lots		
A Res. 10	400,000	agriculture (8)	A Res. 10	all lots		
B Res.	15,000	agriculture (8)	B Res.	all lots		
B Res. 1	22,500	agriculture (8)	B Res. 1	all lots		
C Res.	9,000	agriculture (8)	C Res.	all lots		
D Res.	15,000	agriculture (8)	D Res.	all lots		
HF	10 acres	agriculture (8)	HF	all lots		
RD Res.	4,000	agriculture (8)	RD Res.	all lots		
D-1 Res.		agriculture (8)	D-1 Res. ¹	all lots		
MF-1 Res.	3 acres	agriculture (8)	MF-1 Res. ¹	all lots		
MF-2 Res.	3 acres	agriculture (8)	MF-2 Res. ²	all lots		
PRC Res.	10 acres	agriculture (8)	PRC Res. ¹	all lots		
PRC-3 Res.	3 acres	agriculture (8)	PRC-3 Res. ²	all lots		
PRCH-C Res	10 acres	agriculture (8)	PRCH-C Res. ¹	all lots		
MHC Res.	50 acres	agriculture (8)	MHC Res. ³	all lots		
Commercial		agriculture (8)	com.*	all lots		
Industrial		agriculture (8)	ind**	all lots		

¹ 7 dwelling units/acres

² 11 dwelling units/acres

³ 6 dwelling units/acre

* Commercial zoning category includes: J Bus. (offices), J Bus. 1 (neighborhood business), J Bus. 2 (general business), J Bus. 3 (commercial center), J Bus. 4 (office building), J Bus. 5 (gasoline station), J Bus. 6 (highway limited business), J Bus. 7 (central business transportation district), K Bus. (duck ranches), CD Commercial (beach – general business), PC Bus. (Pet Cemetery), CR (Commercial Recreation), and NH-H (health facility).

** Industrial zoning category includes: L Ind. (light industrial/office park), L Ind. 1 (light industry), L Ind. 2 (heavy industry), L Ind. 3 (industrial park), and L Ind. 4 (electrical utility).

Table A11. Land Available for Development – Village of Belle Terre – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
A Res.	43,560	Vacant (9)	A Res.	<1.000		
Vacant Non-Subdividable Lots						
A Res.	43,560	Vacant (9)	A Res.	≥1.000 & <2.000		
Vacant Subdividable Lots						
A Res.	43,560	Vacant (9)	A Res.	≥2.000		
Residential Subdividable Lots						
A Res.	43,560	low den. res. (1)	A Res.	≥2.000		
Agricultural Lots						
A Res.	43,560	agriculture (8)	A Res.	all lots		

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Table A12. Land Available for Development – Village of Old Field – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
Res.	87,120	Vacant (9)	Res.	<2.000		
Vacant Non-Subdividable Lots						
Res.	87,120	Vacant (9)	Res.	≥2.000 & <4.000		
Vacant Subdividable Lots						
Res.	87,120	Vacant (9)	Res.	≥4.000		
Residential Subdividable Lots						
Res.	87,120	low den. res. (1)	Res.	≥4.000		
Agricultural Lots						
Res.	87,120	agriculture (8)	Res.	all lots		

Table A13. Land Available for Development – Village of Poquott – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
A Res.	30,000	Vacant (9)	A Res.	<0.688		
B Res.	10,000	Vacant (9)	B Res.	<0.229		
Vacant Non-Subdividable Lots						
A Res.	30,000	Vacant (9)	A Res.	≥0.688 & <1.376		
B Res.	10,000	Vacant (9)	B Res.	≥0.229 & <0.458		
Vacant Subdividable Lots						
A Res.	30,000	Vacant (9)	A Res.	≥1.376		
B Res.	10,000	Vacant (9)	B Res.	≥0.458		
Residential Subdividable Lots						
A Res.	30,000	low den. res. (1)	A Res.	≥1.376		
B Res.	10,000	low den res(1),med den res(2)	B Res.	≥0.458		
Agricultural Lots						
A Res.	30,000	agriculture(8)	A Res.	all lots		
B Res.	10,000	agriculture(8)	B Res.	all lots		

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Table A14. Land Available for Development – Village of Port Jefferson – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Vacant Substandard Lots						
RA	43,560	Vacant (9)	RA	<1.000		
R-A1	30,000	Vacant (9)	R-A1	<0.688		
R-B1	22,500	Vacant (9)	R-B1	<0.516		
R-B2	15,000	Vacant (9)	R-B2	<0.344		
R-B3	12,500	Vacant (9)	R-B3	<0.286		
R-O	12,500	Vacant (9)	R-O	<0.286		
R-M	120,000	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Vacant Non-Subdividable Lots						
RA	43,560	Vacant (9)	RA	≥1.000 & <2.000		
R-A1	30,000	Vacant (9)	R-A1	≥0.688 & <1.376		
R-B1	22,500	Vacant (9)	R-B1	≥0.516 & <1.032		
R-B2	15,000	Vacant (9)	R-B2	≥0.344 & <0.688		
R-B3	12,500	Vacant (9)	R-B3	≥0.286 & <0.572		
R-O	12,500	Vacant (9)	R-O	≥0.286 & <0.572		
R-M	120,000	Vacant (9)	R-M*	all lots		
Commercial		Vacant (9)	com**	all lots		
Industrial		Vacant (9)	ind***	all lots		
Vacant Subdividable Lots						
RA	43,560	Vacant (9)	RA	≥2.000		
R-A1	30,000	Vacant (9)	R-A1	≥1.376		
R-B1	22,500	Vacant (9)	R-B1	≥1.032		
R-B2	15,000	Vacant (9)	R-B2	≥0.688		
R-B3	12,500	Vacant (9)	R-B3	≥0.572		
R-O	12,500	Vacant (9)	R-O	≥0.572		
R-M	120,000	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na
Residential Subdividable Lots						
RA	43,560	low den. res. (1)	RA	≥2.000		
R-A1	30,000	low den. res. (1)	R-A1	≥1.376		
R-B1	22,500	low den res(1),med den res(2)	R-B1	≥1.032		
R-B2	15,000	low den res(1),med den res(2)	R-B2	≥0.688		
R-B3	12,500	low den res(1),med den res(2)	R-B3	≥0.572		
R-O	12,500	low den res(1),med den res(2)	R-O	≥0.572		
R-M	120,000	na	na	na	na	na
Commercial		na	na	na	na	na
Industrial		na	na	na	na	na

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Table A14. Land Available for Development – Village of Port Jefferson – LISS

Zoning Category	Minimum Lot Area (sq. ft.)	Query Criteria			Total	
		Land Use Code	Zoning	Acres	Acres	Lots
Agricultural Lots						
RA	43,560	agriculture (8)	RA	all lots		
R-A1	30,000	agriculture (8)	R-A1	all lots		
R-B1	22,500	agriculture (8)	R-B1	all lots		
R-B2	15,000	agriculture (8)	R-B2	all lots		
R-B3	12,500	agriculture (8)	R-B3	all lots		
R-O	12,500	agriculture (8)	R-O	all lots		
R-M	120,000	agriculture (8)	R-M*	all lots		
Commercial		agriculture (8)	com**	all lots		
Industrial		agriculture (8)	ind***	all lots		

*R-M Residential permits 7.9 units per acre.

** Commercial zoning category includes: P-O Hospitals, Sanatoriums and Resident Nursing Homes; C-1 Central Commercial; C-2 General Commercial; and MW Marina Waterfront.

*** Industrial zoning category includes: W-P Waterfront Public Utility and I-2 Light Industrial.

APPENDIX II

This appendix contains the results of the land available for development analysis. The number of acres and tax map parcels available for development (residential, commercial and industrial) by municipal zoning category, as well as projections of the potential number of additional housing units at full development, are displayed in this appendix for each of the four towns and eleven villages comprising the study area.

Table A15. Land Available for Development: LISS - Town of Huntington - Town Total - 2001

	ZONING CATEGORY											
	Total Residential	R-80	R-40	R-20	R-15	R-10	R-7	R-5	R-3M	R-RM	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>		87,120	43,560	20,000	15,000	10,000	7,500	5,000	15,000	10 acres		
<i>Lot Yield Factor (lots per acre)</i>		0.4	0.7	1.6	2	2.7	3.6	5.4	2			
Vacant Substandard Property												
Acreage	67.7	21.5	29.0	5.9	1.2	7.3	2.8					
Tax Map Parcels	172	27	62	19	6	40	18					
Potential Dwelling Units	172	27	62	19	6	40	18					
Vacant Non-Subdividable Property*												
Acreage	155.8	37.2	41.6	10.3	1.3	29.0	21.0	15.4			8.8	2.4
Tax Map Parcels	278	15	33	18	3	73	71	65			27	4
Potential Dwelling Units	278	15	33	18	3	73	71	65				
Vacant Subdividable Property												
Acreage	142.7	31.5	51.6	9.1	1.0	29.4	3.0	2.5	14.6			
Tax Map Parcels	46	5	12	6	1	16	3	2	1			
Potential Dwelling Units	195	12	36	14	2	79	10	13	29			
Residentially Developed Subdividable Property												
Acreage	891.9	196.1	302.3	151.3	18.8	182.1	26.8	14.5				
Tax Map Parcels	382	26	91	94	10	140	12	9				
Potential Dwelling Units	851	52	120	148	27	351	84	69				
Agricultural Subdividable Property												
Acreage	27.4		23.4	2.3		1.7						
Tax Map Parcels	8		6	1		1						
Potential Dwelling Units	23		16	3		4						
Special Cases**												
Acreage	351.8		315.7	36.1								
Tax Map Parcels	8		6	2								
Potential Dwelling Units	277		220	57								
Total												
Acreage	1,637.3	286.3	763.6	215.0	22.3	249.5	53.6	32.4	14.6		8.8	2.4
Tax Map Parcels	894	73	210	140	20	270	104	76	1		27	4
Potential Dwelling Units	1,796	106	487	259	38	547	183	147	29			

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

- 4 parcels (144.0 acres zoned R-40) owned by the Indian Hills Country Club,
- 2 parcels (171.7 acres zoned R-40) owned by the East Neck Corporation (Huntington Crescent Club),
- 1 parcel (15.3 acres zoned R-20) owned by the St. Francis Monastery (Camp Alvernia),
- 1 parcel (20.8 acres zoned R-20) owned by Peter A. Bordes (Communications Facility).

Table A16. Land Available for Development: LISS - Village of Asharoken - Village Total - 2001						
	Total Residential	ZONING CATEGORY				
		A Res.	B Res.	C Res.	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>		10,000	43,560	87,120		
<i>Lot Yield Factor (lots per acre)</i>		2.7	0.7	0.4		
Vacant Substandard Property						
Acres	4.7		4.7			
Tax Map Parcels	9		9			
Potential Dwelling Units	9		9			
Vacant Non-Subdividable Property*						
Acres	15.2	5.0	10.2			
Tax Map Parcels	18	10	8			
Potential Dwelling Units	18	10	8			
Vacant Subdividable Property						
Acres	434.1	1.0	14.6	418.5		
Tax Map Parcels	5	1	2	2		
Potential Dwelling Units	179	2	10	167		
Residentially Developed Subdividable Property						
Acres	129.8	43.9	44.6	41.3		
Tax Map Parcels	37	24	12	1		
Potential Dwelling Units	128	94	19	15		
Agricultural Subdividable Property						
Acres						
Tax Map Parcels						
Potential Dwelling Units						
Special Cases**						
Acres						
Tax Map Parcels						
Potential Dwelling Units						
Total						
Acres	583.8	49.9	74.1	459.8		
Tax Map Parcels	69	35	31	3		
Potential Dwelling Units	334	106	46	182		

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.
 **Special cases include:

Table A17. Land Available for Development: LISS - Village of Huntington Bay - Village Total - 2001

	ZONING CATEGORY							
	Total Residential	WP	C Res.	A Res.	D Res.	B Res.	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>	43,560	43,560	43,560	21,780	21,780	10,890		
<i>Lot Yield Factor (lots per acre)</i>	0.7	0.7	0.7	1.5	1.5	2.6		
Vacant Substandard Property								
Acres	12.2	4.7	3.3	0.4	2.6	1.2		
Tax Map Parcels	38	11	8	2	10	7		
Potential Dwelling Units	38	11	8	2	10	7		
Vacant Non-Subdividable Property*								
Acres	11.0	4.3	3.8	1.4	1.2	0.3		
Tax Map Parcels	11	3	3	2	2	1		
Potential Dwelling Units	11	3	3	2	2	1		
Vacant Subdividable Property								
Acres	7.0	4.3	2.7					
Tax Map Parcels	2	1	1					
Potential Dwelling Units	4	3	1					
Residentially Developed Subdividable Property								
Acres	62.4	28.5	30.0	2.7	1.2			
Tax Map Parcels	23	9	12	1	1			
Potential Dwelling Units	22	10	9	3				
Agricultural Subdividable Property								
Acres								
Tax Map Parcels								
Potential Dwelling Units								
Special Cases**								
Acres								
Tax Map Parcels								
Potential Dwelling Units								
Total								
Acres	92.6	41.8	39.8	4.5	5.0	1.5		
Tax Map Parcels	74	24	24	5	13	8		
Potential Dwelling Units	75	27	21	7	12	8		

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

Table A18. Land Available for Development: LISS - Village of Lloyd Harbor - Village Total - 2001			
	ZONING CATEGORY		
	Total Residential	A-1 Res.	Commercial
<i>Minimum Required Lot Area (sq. ft.)</i>		87,120	Industrial
<i>Lot Yield Factor (lots per acre)</i>		0.4	
Vacant Substandard Property			
Acres	60.9	60.9	
Tax Map Parcels	56	56	
Potential Dwelling Units	56	56	
Vacant Non-Subdividable Property*			
Acres	136.3	136.3	
Tax Map Parcels	56	56	
Potential Dwelling Units	56	56	
Vacant Subdividable Property			
Acres	83.4	83.4	
Tax Map Parcels	11	11	
Potential Dwelling Units	33	33	
Residentially Developed Subdividable Property			
Acres	448.1	448.1	
Tax Map Parcels	68	68	
Potential Dwelling Units	111	111	
Agricultural Subdividable Property			
Acres			
Tax Map Parcels			
Potential Dwelling Units			
Special Cases**			
Acres	226.7	226.7	
Tax Map Parcels	1	1	
Potential Dwelling Units	90	90	
Total			
Acres	955.4	955.4	
Tax Map Parcels	192	192	
Potential Dwelling Units	346	346	
* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.			
**Special cases include:			
1 parcel (226.7 acres zoned A-1 Res.) owned by R. C. Diocese of Brooklyn (Seminary of the Immaculate Conception)			

Table A19. Land Available for Development: LISS - Village of Northport - Village Total - 2001

	ZONING CATEGORY							
	Total Residential	Res. A	Res. B	Res. C	Res. D	Res. E	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>	43,560	21,780	14,520	8,500	5,000			
<i>Lot Yield Factor (lots per acre)</i>	0.7	1.5	2.0	3.3	5.4			
Vacant Substandard Property								
Acres	6.7	2.0	1.5	3.2				
Tax Map Parcels	28	3	6	19				
Potential Dwelling Units	28	3	6	19				
Vacant Non-Subdividable Property*								
Acres	9.7		1.4	2.7	4.2	1.4	3.9	
Tax Map Parcels	24		2	5	13	4	11	
Potential Dwelling Units	24		2	5	13	4	11	
Vacant Subdividable Property								
Acres	9.1			6.1	1.6	1.4		
Tax Map Parcels	7			5	1	1		
Potential Dwelling Units	24			12	5	7		
Residentially Developed Subdividable Property								
Acres	78.5	6.3	11.6	45.5	12.8	2.3		
Tax Map Parcels	55	3	10	29	11	2		
Potential Dwelling Units	111	1	7	62	31	10		
Agricultural Subdividable Property								
Acres								
Tax Map Parcels								
Potential Dwelling Units								
Special Cases**								
Acres								
Tax Map Parcels								
Potential Dwelling Units								
Total								
Acres	104.0	8.3	13.0	55.8	21.8	5.1	3.9	
Tax Map Parcels	114	6	12	45	44	7	11	
Potential Dwelling Units	187	4	9	85	68	21		

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

Table A20. Land Available for Development: LISS - Town of Smithtown - Town Total - 2001

	ZONING CATEGORY											
	Total Residential	R-43	R-21	R-15	R-10 & R10s	RM-7	R-6	PRD	RC	RM-GA	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>		43,560	21,780	15,000	10,000	7,500	5 acres	5 acres	10 acres	2 acres		
<i>Lot Factor (lots per acre)</i>		0.7	1.5	2	2.7	3.6						
Vacant Substandard Property												
Acreage	60.0	24.0	16.9	0.6	18.3	0.2						
Tax Map Parcels	191	38	52	3	97	1						
Potential Dwelling Units	191	38	52	3	97	1						
Vacant Non-Subdividable Property*												
Acreage	115.8	48.7	21.6	2.8	32.2	1.2	9.2		0.1	14.1	64.4	
Tax Map Parcels	172	39	32	4	89	4	3		1	40	22	
Potential Dwelling Units	172	39	32	4	89	4	3		1	40	22	
Vacant Subdividable Property												
Acreage	294.3	212.0	28.9	14.8	37.5	1.1						
Tax Map Parcels	55	25	13	3	13	1						
Potential Dwelling Units	324	148	43	29	101	3						
Residentially Developed Subdividable Property												
Acreage	775.6	437.5	238.8	30.0	69.3							
Tax Map Parcels	377	143	158	18	58							
Potential Dwelling Units	534	163	200	42	129							
Agricultural Subdividable Property												
Acreage	58.4	44.1	14.3									
Tax Map Parcels	3	2	1									
Potential Dwelling Units	51	30	21									
Special Cases**												
Acreage	377.8	377.8									137.4	
Tax Map Parcels	3	3									3	
Potential Dwelling Units	264	264										
Total												
Acreage	1,681.9	1,144.1	320.5	48.2	157.3	2.5	9.2		0.1	14.1	201.8	
Tax Map Parcels	801	250	256	28	257	6	3		1	40	25	
Potential Dwelling Units	1,536	682	348	78	416	8	3		1	40	25	

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

2 parcels (376.5 acres zoned R-43) owned by NYS (former Kings Park State Hospital),

3 parcels (137.4 acres zoned LI Light Industry) & 1 parcel (1.3 acres zoned R-43) owned by Gyrodyne of America, Inc.

Table A21. Land Available for Development: LISS - Village of Head of the Harbor - Village Total - 2001						
	Total Residential	ZONING CATEGORY				
		A Res.	A-1 Res.	B Res.	B-1 Res.	Commercial
<i>Minimum Required Lot Area (sq. ft.)</i>		87,120	87,120	43,560	20,000	
<i>Lot Yield Factor (lots per acre)</i>		0.4	0.4	0.7	1.6	
Vacant Substandard Property						
Acres	26.5	24.5	2.0			
Tax Map Parcels	22	21	1			
Potential Dwelling Units	22	21	1			
Vacant Non-Subdividable Property*						
Acres	50.2	45.8	2.3	2.1		
Tax Map Parcels	23	20	1	2		
Potential Dwelling Units	23	20	1	2		
Vacant Subdividable Property						
Acres	78.6	74.3		4.3		
Tax Map Parcels	8	7		1		
Potential Dwelling Units	32	29		3		
Residentially Developed Subdividable Property						
Acres	200.5	192.7		7.8		
Tax Map Parcels	24	21		3		
Potential Dwelling Units	58	56		2		
Agricultural Subdividable Property						
Acres	64.0	64.0				
Tax Map Parcels	6	6				
Potential Dwelling Units	25	25				
Special Cases**						
Acres						
Tax Map Parcels						
Potential Dwelling Units						
Total						
Acres	419.8	401.3	4.3	14.2		
Tax Map Parcels	83	75	2	6		
Potential Dwelling Units	160	151	2	7		

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

Table A22. Land Available for Development: LISS - Village of Nissequoque - Village Total - 2001						
	ZONING CATEGORY					
	Total Residential	R-2	R-1	Commercial	Industrial	
<i>Minimum Required Lot Area (sq. ft.)</i>		87,120	43,560			
<i>Lot Yield Factor (lots per acre)</i>		0.4	0.7			
Vacant Substandard Property						
Acre	31.4	29.3	2.1			
Tax Map Parcels	27	22	5			
Potential Dwelling Units	27	22	5			
Vacant Non-Subdividable Property*						
Acre	88.6	87.3	1.3			
Tax Map Parcels	33	32	1			
Potential Dwelling Units	33	32	1			
Vacant Subdividable Property						
Acre	101.2	96.3	4.9			
Tax Map Parcels	13	11	2			
Potential Dwelling Units	41	38	3			
Residentially Developed Subdividable Property						
Acre	398.2	383.1	15.1			
Tax Map Parcels	51	48	3			
Potential Dwelling Units	112	105	7			
Agricultural Subdividable Property						
Acre	31.7	31.7				
Tax Map Parcels	1	1				
Potential Dwelling Units	12	12				
Special Cases**						
Acre	126.1	126.1				
Tax Map Parcels	1	1				
Potential Dwelling Units	50	50				
Total						
Acre	777.2	753.8	23.4			
Tax Map Parcels	126	115	11			
Potential Dwelling Units	275	259	16			

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.
 **Special cases include:

1 parcel (126.1 acres zoned R-2) owned by the Nissequoque Golf Club, Inc.

Table A23. Land Available for Development: LISS - Village of the Branch - Village Total - 2001						
	ZONING CATEGORY					
	Total Residential	A Res.	B Res.	Commercial	Industrial	
<i>Minimum Required Lot Area (sq. ft.)</i>		21,780	7,500			
<i>Lot Yield Factor (lots per acre)</i>		1.5	3.6			
Vacant Substandard Property						
Acre	1.0	1.0				
Tax Map Parcels	2	2				
Potential Dwelling Units	2	2				
Vacant Non-Subdividable Property*						
Acre	0.7	0.7				
Tax Map Parcels	1	1				
Potential Dwelling Units	1	1				
Vacant Subdividable Property						
Acre	6.8	6.8				
Tax Map Parcels	4	4				
Potential Dwelling Units	10	10				
Residentially Developed Subdividable Property						
Acre	17.4	17.4				
Tax Map Parcels	12	12				
Potential Dwelling Units	14	14				
Agricultural Subdividable Property						
Acre						
Tax Map Parcels						
Potential Dwelling Units						
Special Cases**						
Acre						
Tax Map Parcels						
Potential Dwelling Units						
Total						
Acre	25.9	25.9				
Tax Map Parcels	19	19				
Potential Dwelling Units	27	27				

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.
 **Special cases include:

Table A24. Land Available for Development: LISS - Town of Brookhaven - Town Total - 2001

	ZONING CATEGORY										
	Total Residential	A Res.	A Res. 1	A Res. 2	A Res. 5	A Res. 10	B Res. 1	C Res.	D Res.	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>		30,000	40,000	80,000	200,000	400,000	15,000	22,500	9,000	15,000	
<i>Lot Yield Factor (lots per acre)</i>		1.0	0.8	0.4	0.16	0.08	2.0	1.4	3.1	2.0	
Vacant Substandard Property											
Acre	144.6		107.8	1.3				35.5			
Tax Map Parcels	372		239	1				132			
Potential Dwelling Units	372		239	1				132			
Vacant Non-Subdivisible Property*											
Acre	84.5		62.7					21.8		49.6	0.5
Tax Map Parcels	82		50					32		28	1
Potential Dwelling Units	82		50					32			
Vacant Subdivisible Property											
Acre	165.3		151.3					14.0			
Tax Map Parcels	30		22					8			
Potential Dwelling Units	140		121					19			
Residentially Developed Subdivisible Property											
Acre	520.6		352.7	6.5				161.4			
Tax Map Parcels	230		123	1				106			
Potential Dwelling Units	279		159	1				119			
Agricultural Subdivisible Property											
Acre	95.8		90.5					5.3			
Tax Map Parcels	11		9					2			
Potential Dwelling Units	79		72					7			
Special Cases**											
Acre	100.2		100.2							204.6	
Tax Map Parcels	155		155							103	
Potential Dwelling Units	80		80								
Total											
Acre	1,111.0		865.2	7.8				238.0		49.6	205.1
Tax Map Parcels	880		598	2				280		28	104
Potential Dwelling Units	1,032		721	2				309			

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

1 parcel (182.0 acres zoned L Ind. 1 - Light Industry) owned by Gyrodyne of America, Inc.,

1 parcel (89.9 acres zoned A Res 1) owned by the Crystal Brook Park Association (36 "lots" developed & 70 "lots" not developed; approx. 45 acres available for development),
 256 parcels contained on 77.8 acres (154 parcels on 55.2 acres zoned A Res 1 & 102 parcels on 22.6 acres zoned L Ind. 1) owned by multiple owners of old file map area.

		ZONING CATEGORY		
		A Res.	Commercial	Industrial
Table A25. Land Available for Development: LISS - Village of Belle Terre - Village Total - 2001				
	Total Residential			
	Minimum Required Lot Area (sq. ft.)		43,560	
	Lot Yield Factor (lots per acre)		0.7	
Vacant Substandard Property				
	Acres	10.5	10.5	
	Tax Map Parcels	17	17	
	Potential Dwelling Units	17	17	
Vacant Non-Subdividable Property*				
	Acres	19.6	19.6	
	Tax Map Parcels	14	14	
	Potential Dwelling Units	14	14	
Vacant Subdividable Property				
	Acres	11.6	11.6	
	Tax Map Parcels	3	3	
	Potential Dwelling Units	8	8	
Residentially Developed Subdividable Property				
	Acres	76.0	76.0	
	Tax Map Parcels	20	20	
	Potential Dwelling Units	33	33	
Agricultural Subdividable Property				
	Acres			
	Tax Map Parcels			
	Potential Dwelling Units			
Special Cases**				
	Acres			
	Tax Map Parcels			
	Potential Dwelling Units			
Total				
	Acres	117.7	117.7	
	Tax Map Parcels	54	54	
	Potential Dwelling Units	72	72	
* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.				
**Special cases include:				

		ZONING CATEGORY			
		Total Residential	Res.	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>			87, 120		
<i>Lot Yield Factor (lots per acre)</i>			0.4		
Vacant Substandard Property					
Acres	18.3	18.3			
Tax Map Parcels	16	16			
Potential Dwelling Units	16	16			
Vacant Non-Subdividable Property*					
Acres	38.8	38.8			
Tax Map Parcels	17	17			
Potential Dwelling Units	17	17			
Vacant Subdividable Property					
Acres	6.7	6.7			
Tax Map Parcels	1	1			
Potential Dwelling Units	2	2			
Residentially Developed Subdividable Property					
Acres	204.5	204.5			
Tax Map Parcels	23	23			
Potential Dwelling Units	58	58			
Agricultural Subdividable Property					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Special Cases**					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Total					
Acres	268.3	268.3			
Tax Map Parcels	57	57			
Potential Dwelling Units	93	93			
* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.					
**Special cases include:					

Table A27. Land Available for Development: LISS - Village of Poquott - Village Total - 2001

	ZONING CATEGORY				
	Total Residential	A Res.	B Res.	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>		30,000	10,000		
<i>Lot Yield Factor (lots per acre)</i>		1	2.7		
Vacant Substandard Property					
Acre	2.7	1.6	1.1		
Tax Map Parcels	12	5	7		
Potential Dwelling Units	12	5	7		
Vacant Non-Subdividable Property*					
Acre	6.9	5.8	1.1		
Tax Map Parcels	11	7	4		
Potential Dwelling Units	11	7	4		
Vacant Subdividable Property					
Acre					
Tax Map Parcels					
Potential Dwelling Units					
Residentially Developed Subdividable Property					
Acre	23.2	22.0	1.2		
Tax Map Parcels	10	9	1		
Potential Dwelling Units	15	13	2		
Agricultural Subdividable Property					
Acre					
Tax Map Parcels					
Potential Dwelling Units					
Special Cases**					
Acre					
Tax Map Parcels					
Potential Dwelling Units					
Total					
Acre	32.8	29.4	3.4		
Tax Map Parcels	33	21	12		
Potential Dwelling Units	38	25	13		

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.
 **Special cases include:

Table A28. Land Available for Development: LISS - Village of Port Jefferson - Village Total - 2001

	ZONING CATEGORY									
	RA	R-A1	R-B1	R-B2	R-B3	R-O	R-M	Commercial	Industrial	
Total Residential										
<i>Minimum Required Lot Area (sq. ft.)</i>	43,560	30,000	22,500	15,000	12,500	12,500	120,000			
<i>Lot Yield Factor (lots per acre)</i>	0.7	1.0	1.4	2	2.4	2.4	0.27			
Vacant Substandard Property										
Acre	11.8	1.4	0.9	9.3		0.2				
Tax Map Parcels	48	2	2	43		1				
Potential Dwelling Units	48	2	2	43		1				
Vacant Non-Subdividable Property*										
Acre	27.2	1.1	3.6	11.9		1.6	3.7	8.7		
Tax Map Parcels	41	1	5	21		4	5	16		
Potential Dwelling Units	41	1	5	21		4	5	16		
Vacant Subdividable Property										
Acre	46.2			46.2						
Tax Map Parcels	11			11						
Potential Dwelling Units	92			92						
Residentially Developed Subdividable Property										
Acre	132.7		18.2	70.4		1.0				
Tax Map Parcels	93		10	48		1				
Potential Dwelling Units	127		8	92		1				
Agricultural Subdividable Property										
Acre										
Tax Map Parcels										
Potential Dwelling Units										
Special Cases**										
Acre										
Tax Map Parcels										
Potential Dwelling Units										
Total										
Acre	217.9	2.5	47.6	137.8		2.8	3.7	8.7		
Tax Map Parcels	193	3	41	123		6	5	16		
Potential Dwelling Units	308	3	33	248		6	5	16		

* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.

**Special cases include:

Table A29. Land Available for Development: LISS - Town of Islip - Town Total - 2001

	ZONING CATEGORY				
	Total Residential	AA Res.	AAA Res.	Commercial	Industrial
<i>Minimum Required Lot Area (sq. ft.)</i>		20,000	40,000		
<i>Lot Yield Factor (lots per acre)</i>		1.6	0.8		
Vacant Standard Property					
Acres	1.4		1.4		
Tax Map Parcels	3		3		
Potential Dwelling Units	3		3		
Vacant Non-Subdividable Property*					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Vacant Subdividable Property					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Residentially Developed Subdividable Property					
Acres	19.3	2.4	16.9		
Tax Map Parcels	4	1	3		
Potential Dwelling Units	12	2	10		
Agricultural Subdividable Property					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Special Cases**					
Acres					
Tax Map Parcels					
Potential Dwelling Units					
Total					
Acres	20.7	2.4	18.3		
Tax Map Parcels	7	1	6		
Potential Dwelling Units	15	2	13		

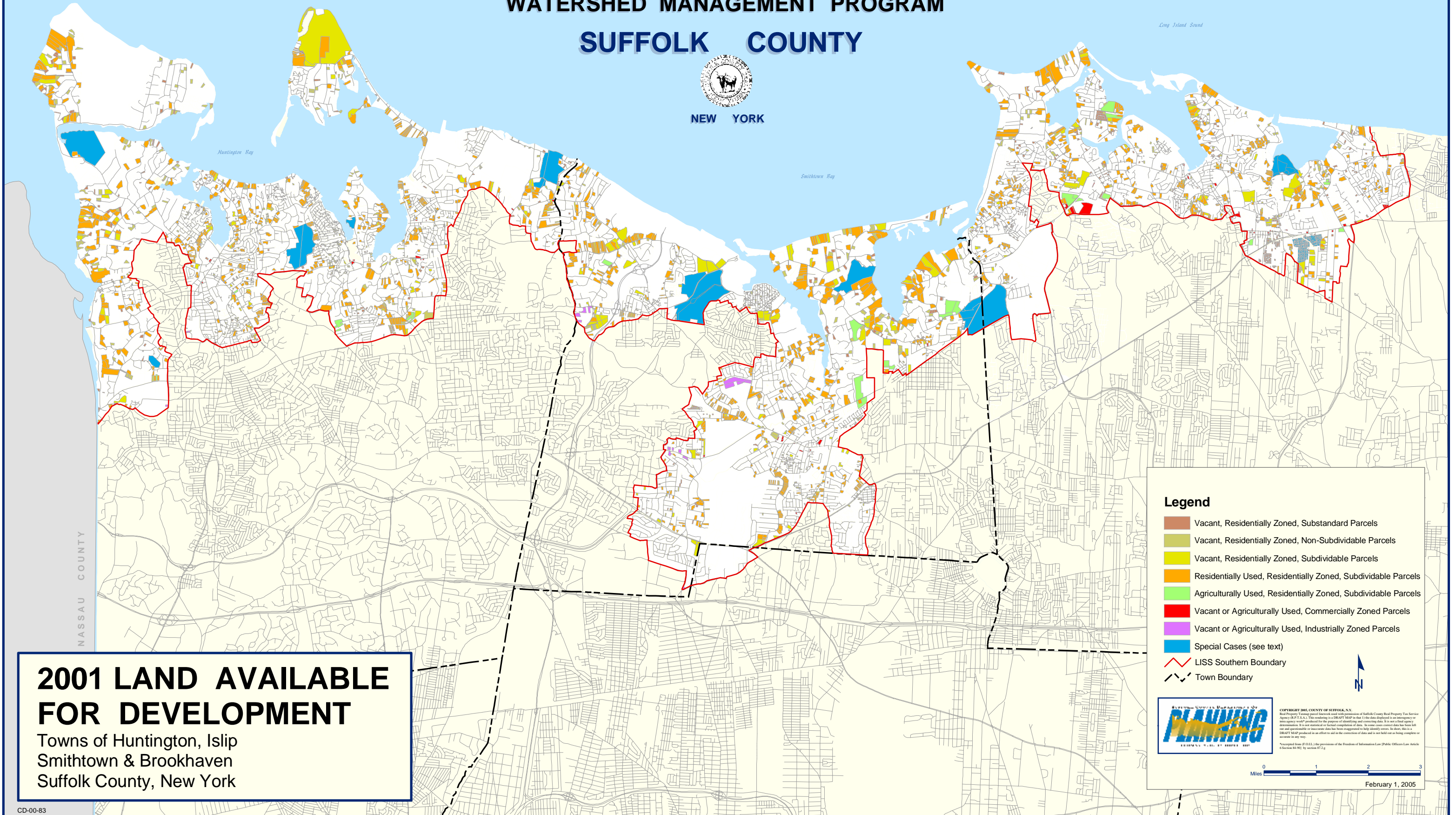
* Individual lots range in size from that required by zoning up to twice the minimum required by zoning.
 **Special cases include:

LONG ISLAND SOUND STUDY SUFFOLK COUNTY NORTH SHORE WATERSHED MANAGEMENT PROGRAM

SUFFOLK COUNTY



NEW YORK



2001 LAND AVAILABLE FOR DEVELOPMENT

Towns of Huntington, Islip
Smithtown & Brookhaven
Suffolk County, New York

Legend

- Vacant, Residentially Zoned, Substandard Parcels
- Vacant, Residentially Zoned, Non-Subdividable Parcels
- Vacant, Residentially Zoned, Subdividable Parcels
- Residentially Used, Residentially Zoned, Subdividable Parcels
- Agriculturally Used, Residentially Zoned, Subdividable Parcels
- Vacant or Agriculturally Used, Commercially Zoned Parcels
- Vacant or Agriculturally Used, Industrially Zoned Parcels
- Special Cases (see text)
- LISS Southern Boundary
- Town Boundary



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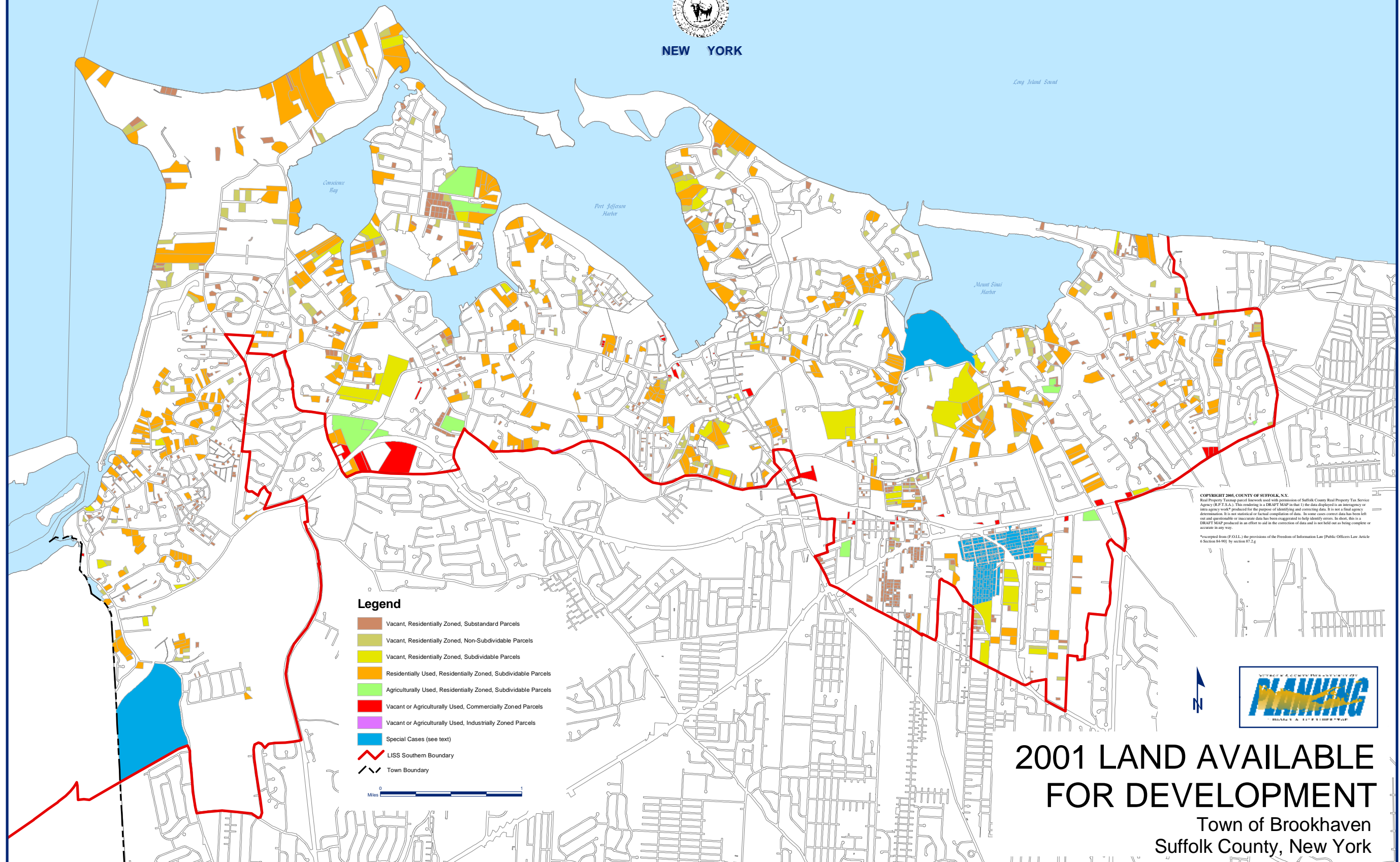
February 1, 2005

LONG ISLAND SOUND STUDY SUFFOLK COUNTY NORTH SHORE WATERSHED MANAGEMENT PROGRAM

SUFFOLK COUNTY



NEW YORK



Legend

- Vacant, Residentially Zoned, Substandard Parcels
- Vacant, Residentially Zoned, Non-Subdividable Parcels
- Vacant, Residentially Zoned, Subdividable Parcels
- Residentially Used, Residentially Zoned, Subdividable Parcels
- Agriculturally Used, Residentially Zoned, Subdividable Parcels
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- Vacant or Agriculturally Used, Industrially Zoned Parcels
- Special Cases (see text)
- LISS Southern Boundary
- Town Boundary



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*Excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law (Public Officers Law Article 6 Section 84-90) by section 87.2 g



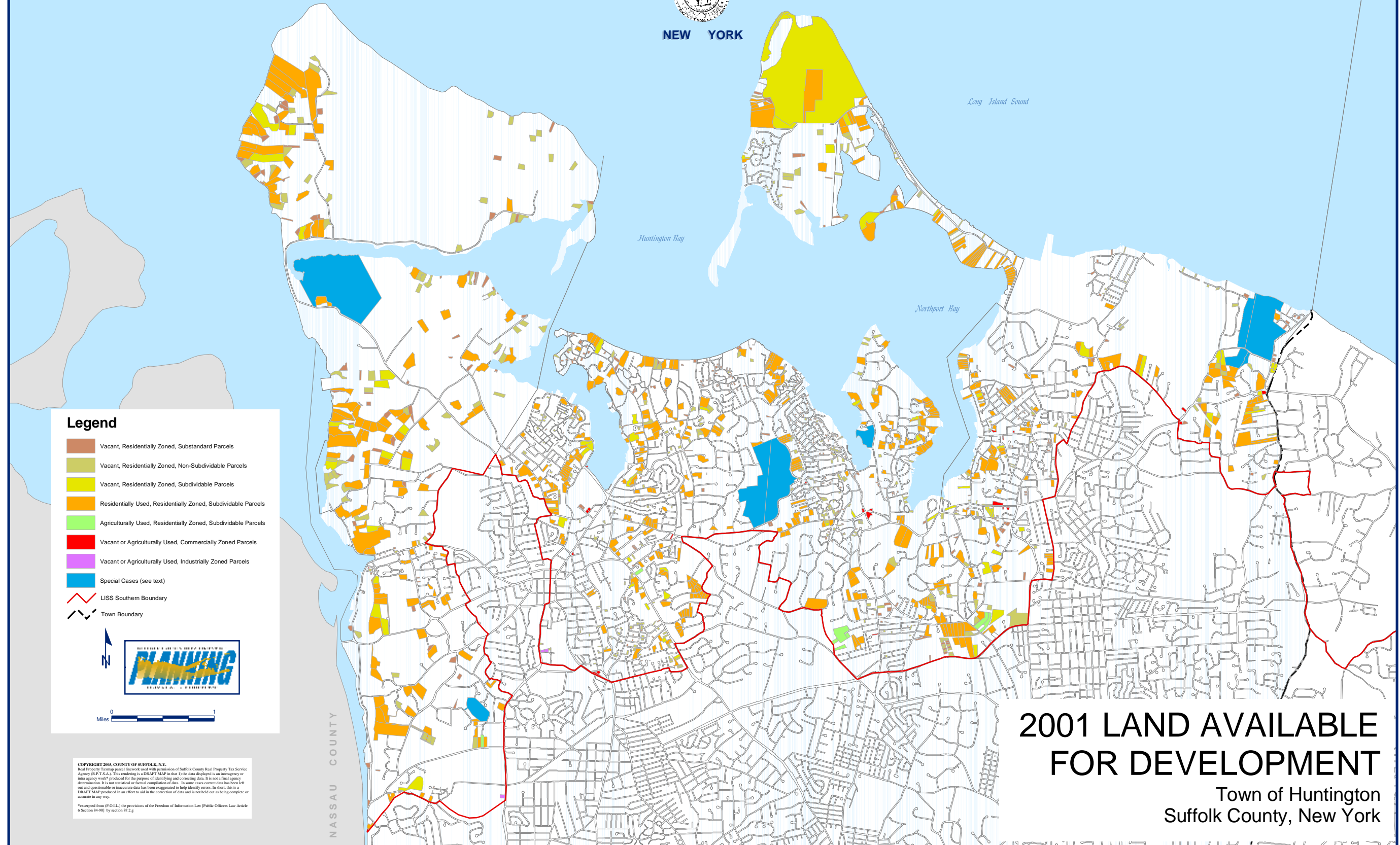
2001 LAND AVAILABLE FOR DEVELOPMENT

Town of Brookhaven
Suffolk County, New York

LONG ISLAND SOUND STUDY SUFFOLK COUNTY NORTH SHORE WATERSHED MANAGEMENT PROGRAM SUFFOLK COUNTY



NEW YORK



Legend

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- Special Cases (see text)
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- Town Boundary

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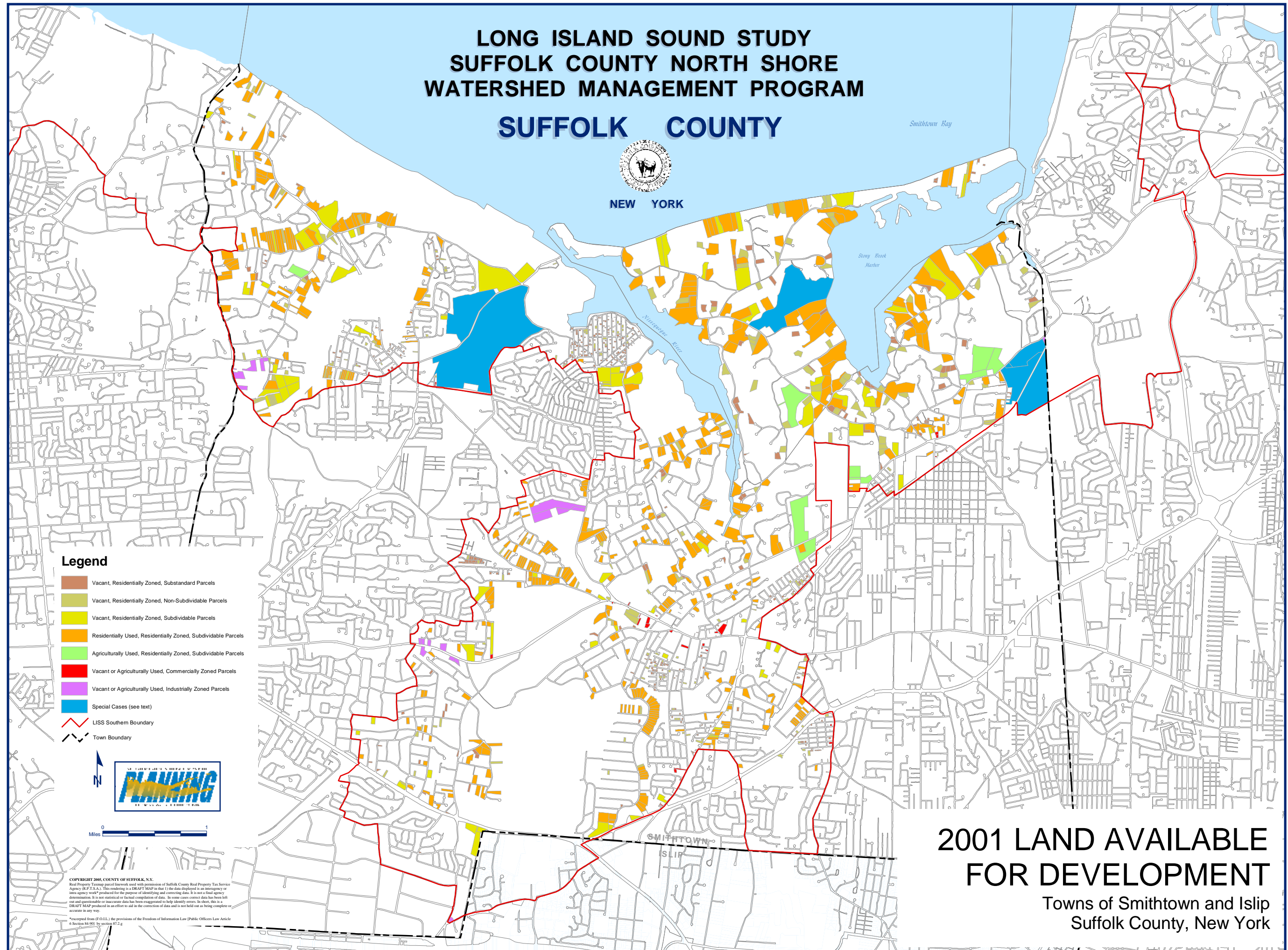
2001 LAND AVAILABLE FOR DEVELOPMENT

Town of Huntington
Suffolk County, New York

LONG ISLAND SOUND STUDY
 SUFFOLK COUNTY NORTH SHORE
 WATERSHED MANAGEMENT PROGRAM
SUFFOLK COUNTY



NEW YORK



Legend

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- Town Boundary



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 *excepted from FOIL by the provisions of the Freedom of Information Law (Public Officers Law Article 6 Section 84-90) by section 87.2(g)

**2001 LAND AVAILABLE
 FOR DEVELOPMENT**

Towns of Smithtown and Islip
 Suffolk County, New York